

The Steinbrueck-Conlin Plan expands regulation and creates delay and uncertainty.

After years of discussion and public debate about Northgate, the plan would create 8 new plans and 3 new processes.

The basic problem with the General Development Plan (GDP) was burdensome process and a lack of flexibility which led to excessive delay, cost and litigation. Any large development needs flexibility to modify its plans and respond to changing market conditions. The Steinbrueck-Conlin alternative maintains the existing cumbersome process and adds to it.

The plan keeps the troublesome GDP, expands its scope, and makes it more burdensome and complex.

- New process for amendments to a GDP
 - Significant amendments to any GDP will now require the following additional process:
 1. the DPD Director must establish citizen's advisory committee
 2. the Department of Neighborhoods Director must forward a set potential members of the citizens' advisory committee to the City Council
 3. The City Council must select by resolution the 9 to 15 members of the citizens advisory committee
 4. The citizens advisory committee will review any major amendments to the GDP.
 5. The citizens advisory committee will provide written comments and recommendations to the Director of DPD.
 6. The Director of DPD will issue a draft decision.
 7. The Citizens' Advisory Committee will review the draft decision.
 8. The final DPD Director decision must respond to each recommendation of the Citizens' Advisory Committee.

The plan would delay new investment

In order for development to occur:

- **A new development agreement must be negotiated** which will require a new plan for the following:
 - Amounts and Location of Proposed Development.¹

¹ Simon or successor may develop up to 200,000 square feet of new development, apportioned as follows: 135,000 square feet of new development on the west half of the North Lot and up to 65,000 square feet of

- Plan for a Parking Garage². .
- Description of Proposed Development.
- South Lot Housing. Simon or successor commits to developing no fewer than 300 units of multifamily housing, which may be developed in two phases with no fewer than 150 units per phase.
- Agreement to Participate in CTIP.
- 5th Avenue NE Streetscape Improvements.
- Pedestrian Circulation.
- South Lot Coordinated Planning.
- Thornton Creek daylighting. Simon or successor agrees to work with parties interested in open space and Thornton Creek daylighting in order to identify opportunities to establish a contiguous open space that allows for potential future daylighting of Thornton Creek as part of development of the South Lot.
- Natural Drainage Strategies.
- Sustainable Design and Green Building.

▪ **New layers of time-consuming process**

- The new development agreement would require a “comprehensive public involvement” process including a “series of community forums” to provide input into each activity described above. This process is in addition to all of the city’s public involvement requirements, such as design review and the state environmental (SEPA) requirements.
- Council also intends to review a draft development agreement prior to its submittal.

▪ **Creates more opportunities for legal delay**

- The Council plan will start a new SEPA process on the proposed legislation which will be time consuming and lead to more appeals and further delay.

new development on the east half of the North Lot. Unused square footage in the west half may be transferred to the east half. However, unused square footage from the east half may not be transferred to the west half. Any development proposed in the east half must be built to the street.

² Simon or successor may build one parking garage on the North Lot. If developed as a single-purpose garage, it may be located on the west half of the North Lot. If developed as a mixed-use garage with ground floor retail, it may be located south of Northeast 105th Street on 5th Avenue NE in the east half of the North Lot or on the west side of the North Lot